



REDUCED

*For Sale or
Lease*

*302 & 304 N. Hwy 59
Queen City, TX*

\$89,900.00



**LANDON HUFFER
EXECUTIVE BROKER**

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- 7,200 SF
- 1.74 Acres
- Entire acreage is paved
- Two buildings
- Plus an awning
- Retail/showroom space
- Warehouse space

The above information was obtained from sources believed reliable; however, Schimming Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchanges is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

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AERIAL OVERVIEW



302 & 304 N. Highway 59

Queen City, TX 75572

The new Texas A&M University at Texarkana (TAMU) located at Bringle Lake northwest of the subject property will provide further growth opportunities for the Texarkana area. The 375 acre campus' first phase, a 42,000 sq. ft. Science & Technology Building was completed in 2008 and the new four story 183,000 sq. ft. University Center was completed in July, 2010.



the new Arkansas Convention Center was completed in August 2013. Arkansas Convention Center offers luxurious accommodations, along with flexible meeting and gathering rooms to meet your every need. Whether your event includes ten people or hundreds of people, Arkansas Convention Center will be the premier location to make the event memorable. Arkansas Convention Center is located in central Texarkana, right off I-30. It is easily accessible to dining, lodging and shopping in the Texarkana area.



PROPERTY INFORMATION

The new Texarkana Convention Center with more than 25,000 square feet of available space for weddings, community celebrations and nonprofit functions to seminars, conferences, corporate retreats and training, the Texarkana Convention Center will be the ultimate green-friendly gathering space for social gatherings and business events alike.



CITY AND AREA INFORMATION

TEXARKANA, USA:

Texarkana, TX - Texarkana, AR MSA is a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas. As of the 2010 census, the MSA had a population of 136,027.

Texarkana is a major transportation hub being centrally located between Dallas - Ft. Worth (175 miles west) and Little Rock, AR (150 miles east) on I-30. Shreveport - Bossier City, LA is located 75 miles south by partially completed I-49/Hwy 71. Eventually I-49 will connect New Orleans, LA to Kansas City, MO going right through Texarkana. The projected I-69 corridor would connect Laredo, TX to Houston, TX and eventually to the Canadian border via Indianapolis and shows Texarkana as either part of the primary route or as a spur. Other major transportation routes going through Texarkana included US 59, US 67, US 71, US 82 and Texas State Hwy Loop 151 and Arkansas Loop 245.

Multiple transportation projects have been completed to expand Texarkana's capabilities to handle the ever growing amount of traffic and to relieve strain on the I-30 exits and frontage roads. The frontage roads on both the north and south sides of I-30 were converted from two-way to one-way west on the north side of I-30 and one-way east on the south side from the Nash, TX exit on the west side of Texarkana, TX to the Jefferson St., exit in Texarkana, AR. This has relieved much of the congestion that has plagued the frontage roads and various I-30 overpasses.

In the past few years, Texarkana has had a great deal of commercial activity particularly with new hotel brands, numerous restaurants and retail activity. In recent years new restaurants include On The Border, Olive Garden, Cracker Barrel, Johnny Carino's, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Copeland's, Buffalo Wild Wings, Genghis Grill and Ruby Tuesday's. Hotels that have recently located in Texarkana include Fairfield Inn & Suites by Marriott, Hampton Inn and Suites, Holiday Inn Express, Candlewood Suites, TownePlace Suites by Marriott, Comfort Suites, Country Inn & Suites and Courtyard by Marriott. The 20,000 square foot Texarkana Convention Center, with a 12,000 square foot ballroom was completed in October, 2012. The 25,000 square foot Arkansas Convention Center Texarkana, completed in August 2013, is located in central Texarkana, right off I-30 and has a 10,000 square foot ballroom. Adjacent to the Arkansas Convention Center is Holiday Springs Water Park. According to Forbes, Texarkana is predicted to increase 28.57% in GMP in 2012 making Texarkana the second fastest growing small metro area in the country. Texarkana is a regional hub for cities in Southwest Arkansas, Northeast Texas, Northwest Louisiana and Southeast Oklahoma.

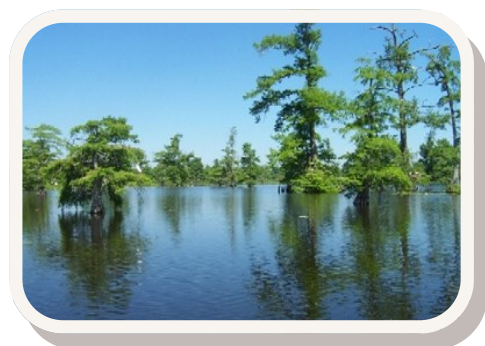
Lake Wright Patman:

The U.S. Army Corps of Engineers maintains nine parks around Wright Patman Lake. These parks provide lake access for boating, swimming and fishing as well as camping, picnicking, hiking, equestrian trails and other outdoor activities. Atlanta State Park is also located on the south shore of the lake. Surface area is 20,300 acres.



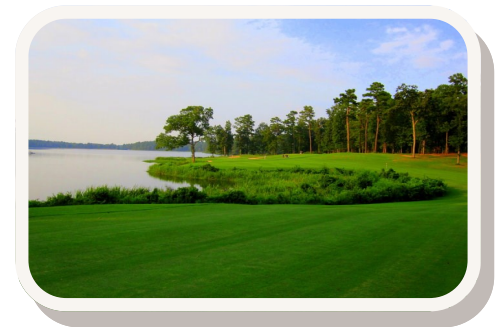
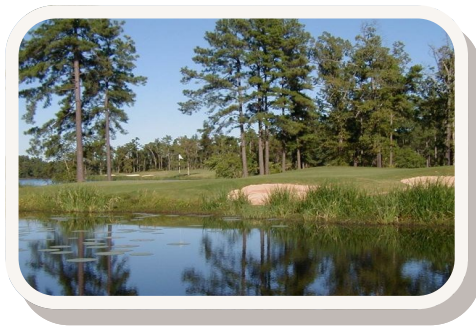
Lake Millwood:

Lake Millwood is mainly recognized for its beauty and fishing. There are 15 recreational parks around the lake to provide campers with picnic areas, boat ramps, swimming areas, showers and restrooms. Millwood is a superb place to fish, mainly due to its 35,000 acres (14,000 ha) of submerged timber that make excellent homes for the many varieties of fish in the lake. Millwood has also been known as one of the best bass fishing lakes in the United States. Every year it is home of many bass fishing tournaments and fishing derbies, all in search of Millwood's lunker largemouth bass.



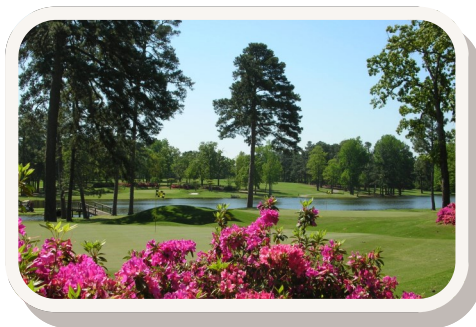
Golf Ranch:

The Texarkana Golf Ranch in Texarkana, Texas sits on the banks of the 600 acre Bringle Lake across from Texas A&M University - Texarkana. Known as one of the premier championship golf courses in the United States, Texarkana Golf Ranch layout has extraordinary 50" elevation changes and breathtaking vistas. Host of many corporate and special events, including AJGA and Tightlies Tournaments, Texarkana Golf Ranch is a golf course that will challenge the best of all touring professionals while still providing fun.



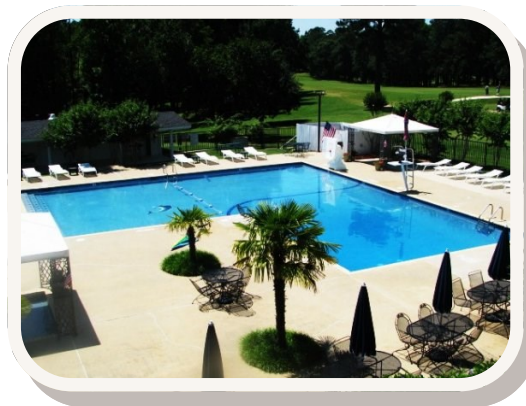
Texarkana Country Club:

Texarkana Country Club began in 1914 with a nine-hole golf course with sand greens. The membership chose the prestigious architectural firm of Langford and Moreau from Chicago to design the current golf course in 1922. Mr. Langford is best known for his style of deep bunkers and sloping greens. After a renovation in the spring of 2000, the challenging layout now measures 6,935 yards from the championship tees but has definitely retained the flavor of its original design. Maintained in "tournament condition" throughout the year, TCC has hosted numerous state amateur events. Other events include the prestigious Mid-South Cup Matches, the National Youth Classic and six Ben Hogan/Nike Tour events for the PGA tour. Our cherished history includes golfing legend Byron Nelson who served as Club Pro in 1934 prior to his outstanding career on the PGA Tour. Mr. Nelson would always practice on the TCC track prior to the Masters tournament referring to it as "Little Augusta" due to the many similarities between the courses.

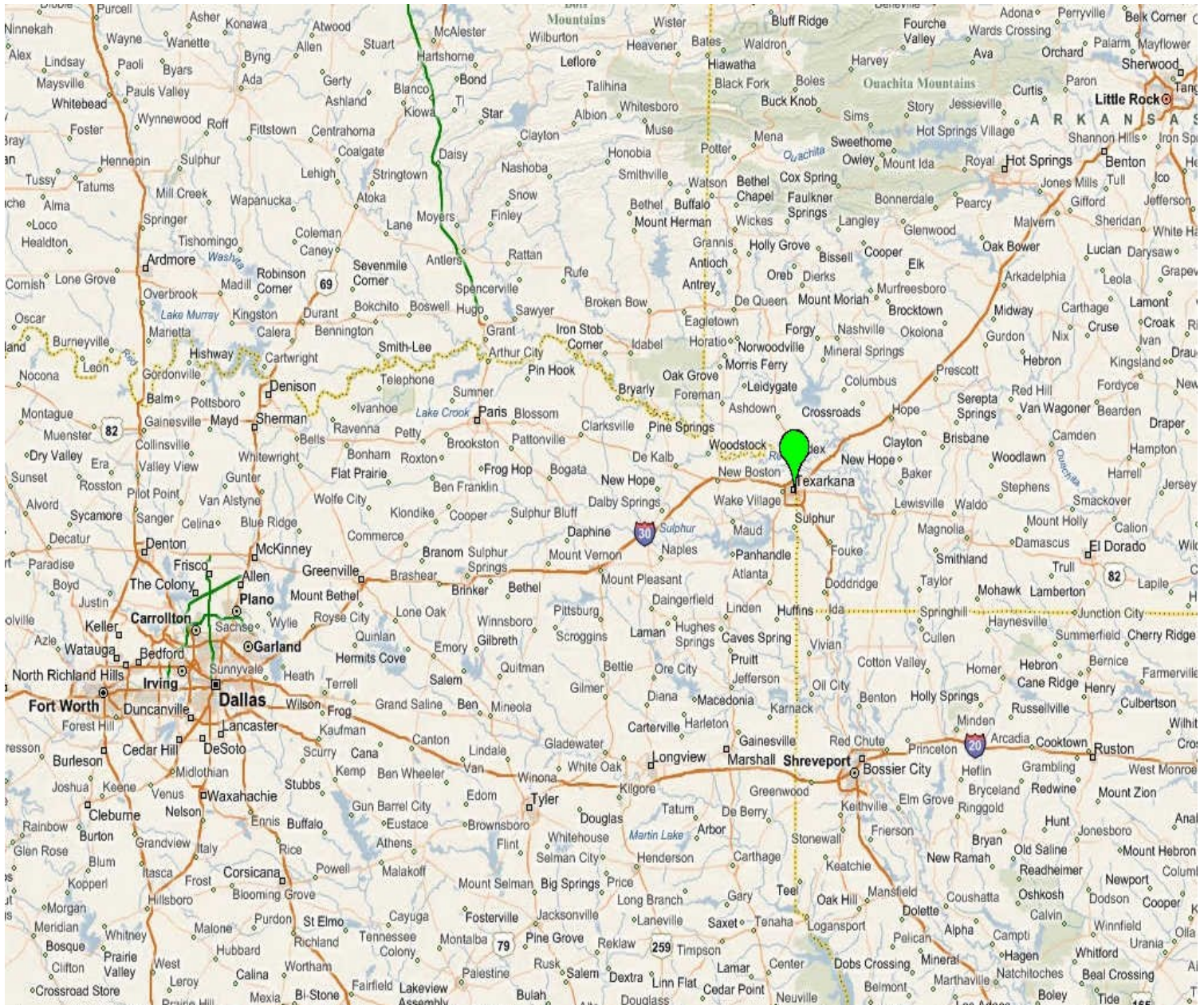


North Ridge Country Club:

Nestled on 160 secluded acres of gentle rolling hills and surrounded by statuesque pines and hardwoods, Northridge Country Club's recently renovated 6,525 yard par 71 golf course proves to be challenging for all levels of golfers. Dramatic elevation changes, dogleg fairways and several lakes and creeks coming in to play combine to make the course demand accurate shots off the tee.

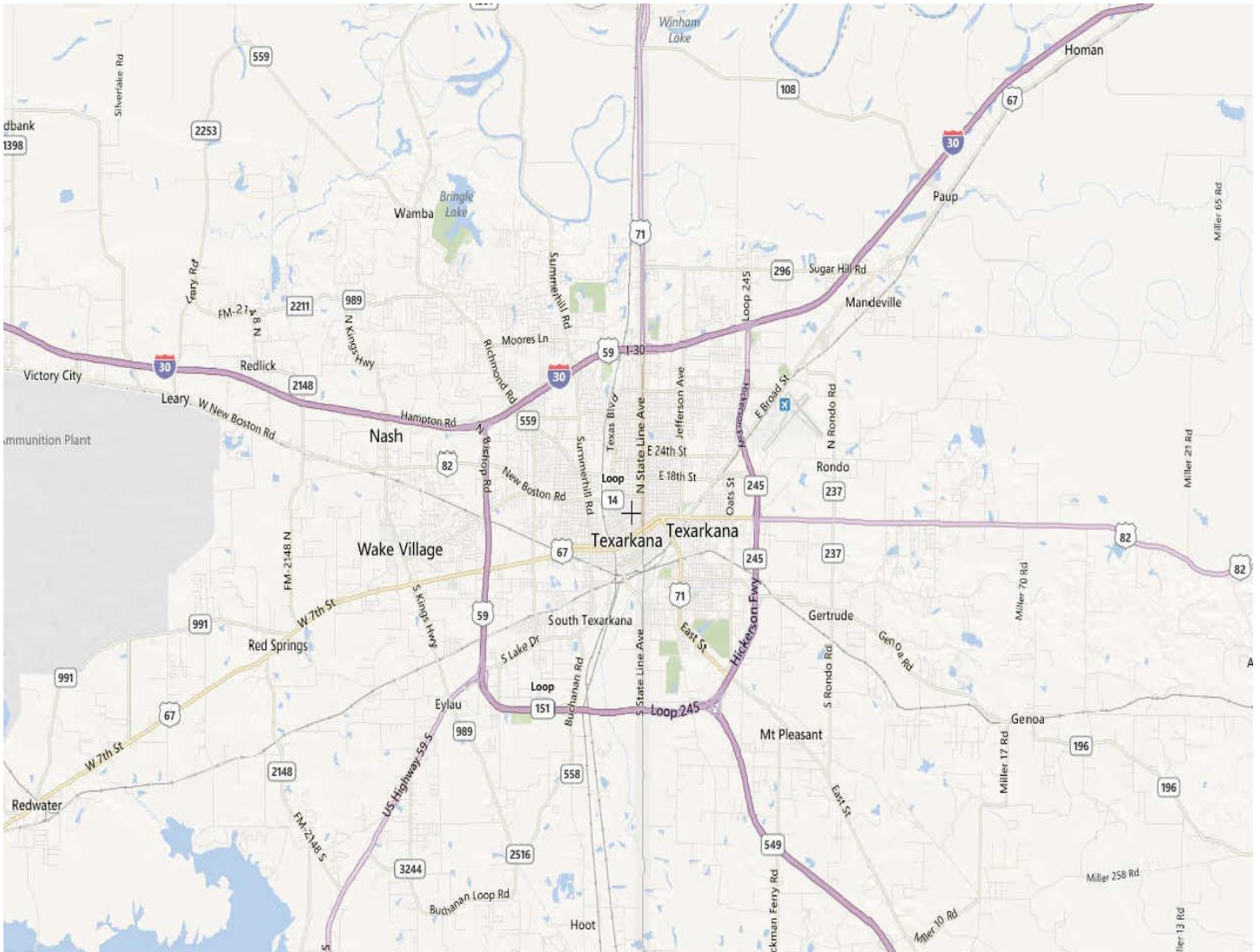


REGIONAL MAP



Texarkana is the hub of Northeast Texas, Southwest Arkansas, Northwest Louisiana, and Southeast Oklahoma. Texarkana lies on Interstate 30 halfway between Dallas and Little Rock, on Interstate 49 corridor halfway between new Orleans and Kansas City, and on Interstate 69 corridor about a third of the way between Brownsville, Texas and Canada. Both Interstates 49 and 69 are designated NAFTA highways.

CITY MAP OF TEXARKANA TX / AR





DISCLAIMER

The information contained in this presentation was obtained from sources believed reliable; however, Schimming Company Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy contained in this presentation for this property. It is the parties' express understanding and agreement that such materials are provided only for the parties' convenience. The parties' shall rely exclusively on their own independent due diligence and evaluation of the property and shall not rely solely on any materials and information provided by the Schimming Company and/or Seller in making a determination to purchase the property. The parties' expressly disclaim any reliance on any such materials provided by Schimming Company and/or Seller in connection with their inspection and agree they shall rely solely on their own independently verified information and analysis. This presentation of this property for sale, rent or exchange is submitted subject to error, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information
About brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set for the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially related to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesperson are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

(TAR-2501) 1/1/96

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01A

TREC No. OP-K

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Demographic and Income Profile

302 US 59, Queen City, Texas, 75572
Ring: 1 mile radius

Latitude: 33.14304
Longitude: -94.16029

Summary	Census 2010	2014	2019
Population	1,505	1,531	1,558
Households	621	636	650
Families	426	434	443
Average Household Size	2.42	2.40	2.39
Owner Occupied Housing Units	397	397	406
Renter Occupied Housing Units	224	239	244
Median Age	38.0	38.5	39.3
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.35%	1.49%	0.73%
Households	0.44%	1.51%	0.75%
Families	0.41%	1.44%	0.66%
Owner HHs	0.45%	1.44%	0.69%
Median Household Income	3.74%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	140	22.0%	133	20.5%
\$15,000 - \$24,999	96	15.1%	76	11.7%
\$25,000 - \$34,999	74	11.6%	63	9.7%
\$35,000 - \$49,999	87	13.7%	84	12.9%
\$50,000 - \$74,999	103	16.2%	123	18.9%
\$75,000 - \$99,999	71	11.2%	86	13.2%
\$100,000 - \$149,999	35	5.5%	47	7.2%
\$150,000 - \$199,999	9	1.4%	11	1.7%
\$200,000+	21	3.3%	26	4.0%

Median Household Income	\$36,014	\$43,273
Average Household Income	\$52,632	\$60,408
Per Capita Income	\$21,794	\$25,113

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	108	7.2%	105	6.9%	106	6.8%
5 - 9	111	7.4%	107	7.0%	102	6.5%
10 - 14	116	7.7%	108	7.1%	102	6.5%
15 - 19	106	7.0%	103	6.7%	98	6.3%
20 - 24	83	5.5%	96	6.3%	93	6.0%
25 - 34	177	11.8%	188	12.3%	195	12.5%
35 - 44	193	12.8%	174	11.4%	177	11.4%
45 - 54	206	13.7%	215	14.1%	198	12.7%
55 - 64	153	10.2%	165	10.8%	202	13.0%
65 - 74	168	11.2%	163	10.7%	147	9.4%
75 - 84	61	4.1%	81	5.3%	113	7.2%
85+	24	1.6%	25	1.6%	26	1.7%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,132	75.2%	1,158	75.7%	1,182	75.9%
Black Alone	321	21.3%	308	20.1%	295	18.9%
American Indian Alone	5	0.3%	5	0.3%	5	0.3%
Asian Alone	5	0.3%	5	0.3%	6	0.4%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	21	1.4%	27	1.8%	35	2.2%
Two or More Races	21	1.4%	27	1.8%	35	2.2%
Hispanic Origin (Any Race)	39	2.6%	52	3.4%	69	4.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 10, 2015

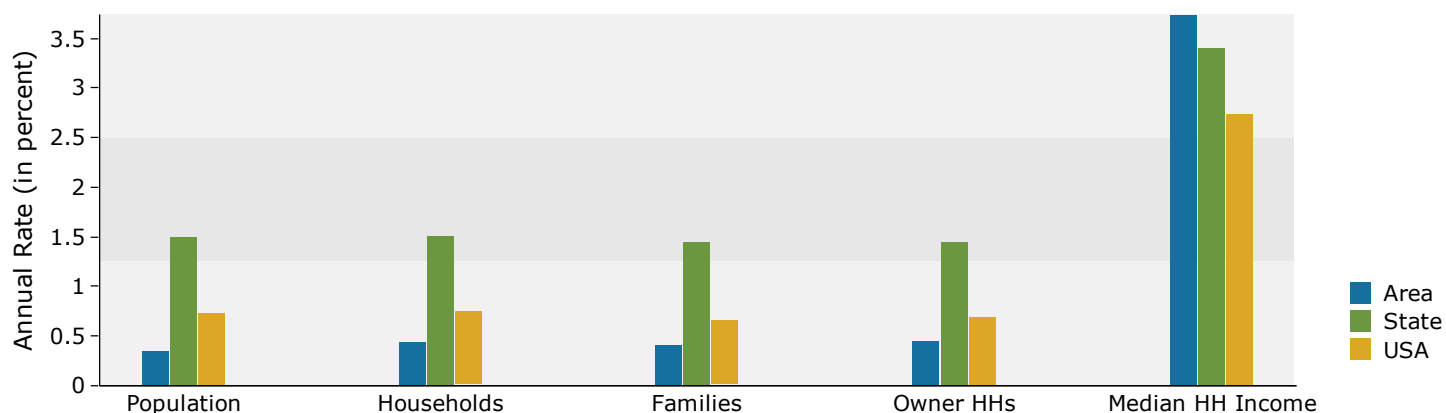


Demographic and Income Profile

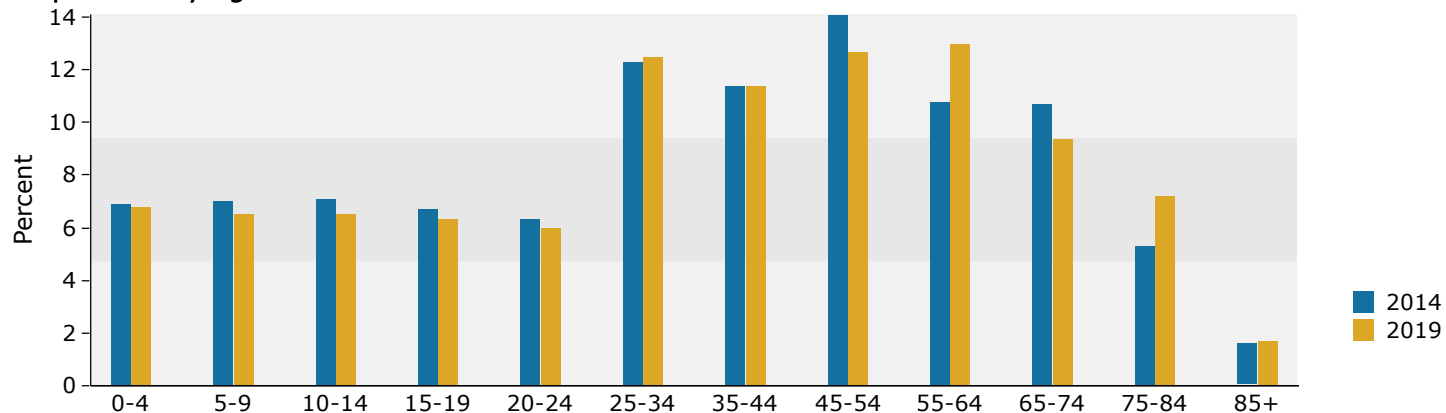
302 US 59, Queen City, Texas, 75572
Ring: 1 mile radius

Latitude: 33.14304
Longitude: -94.16029

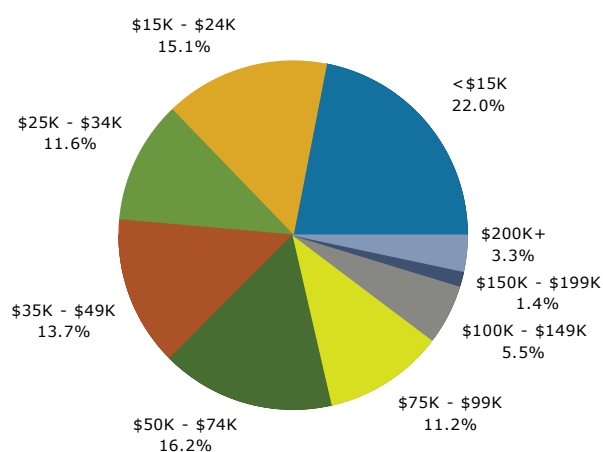
Trends 2014-2019



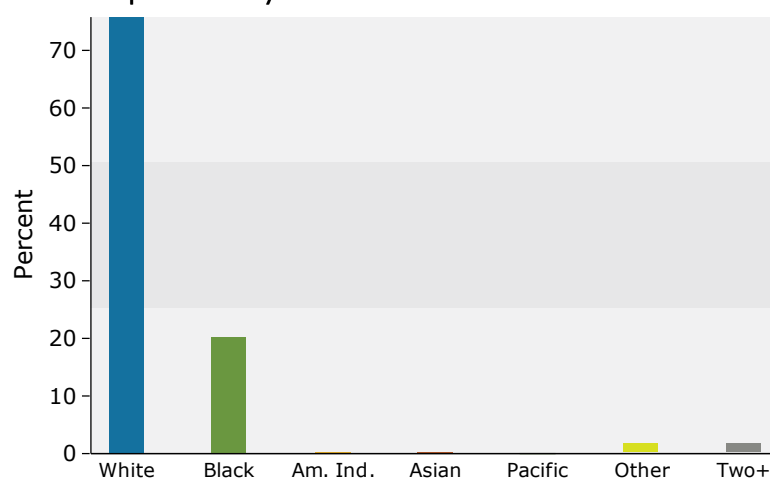
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 3.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 10, 2015



Demographic and Income Profile

302 US 59, Queen City, Texas, 75572
Ring: 3 mile radius

Latitude: 33.14304
Longitude: -94.16029

Summary	Census 2010	2014	2019
Population	7,222	7,286	7,371
Households	2,938	2,975	3,014
Families	1,978	1,994	2,012
Average Household Size	2.42	2.41	2.41
Owner Occupied Housing Units	1,861	1,831	1,855
Renter Occupied Housing Units	1,077	1,144	1,158
Median Age	38.5	39.1	40.2
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.23%	1.49%	0.73%
Households	0.26%	1.51%	0.75%
Families	0.18%	1.44%	0.66%
Owner HHs	0.26%	1.44%	0.69%
Median Household Income	3.19%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	748	25.1%	715	23.7%
\$15,000 - \$24,999	438	14.7%	348	11.5%
\$25,000 - \$34,999	341	11.5%	296	9.8%
\$35,000 - \$49,999	437	14.7%	422	14.0%
\$50,000 - \$74,999	437	14.7%	518	17.2%
\$75,000 - \$99,999	320	10.8%	386	12.8%
\$100,000 - \$149,999	153	5.1%	204	6.8%
\$150,000 - \$199,999	41	1.4%	51	1.7%
\$200,000+	58	1.9%	73	2.4%

Median Household Income	\$33,497	\$39,191
Average Household Income	\$47,449	\$54,088
Per Capita Income	\$19,394	\$22,155

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	482	6.7%	467	6.4%	479	6.5%
5 - 9	536	7.4%	483	6.6%	458	6.2%
10 - 14	523	7.2%	522	7.2%	468	6.3%
15 - 19	506	7.0%	472	6.5%	477	6.5%
20 - 24	402	5.6%	456	6.3%	423	5.7%
25 - 34	876	12.1%	904	12.4%	907	12.3%
35 - 44	843	11.7%	834	11.4%	863	11.7%
45 - 54	970	13.4%	938	12.9%	865	11.7%
55 - 64	791	11.0%	847	11.6%	956	13.0%
65 - 74	687	9.5%	736	10.1%	752	10.2%
75 - 84	408	5.6%	426	5.8%	509	6.9%
85+	198	2.7%	202	2.8%	214	2.9%

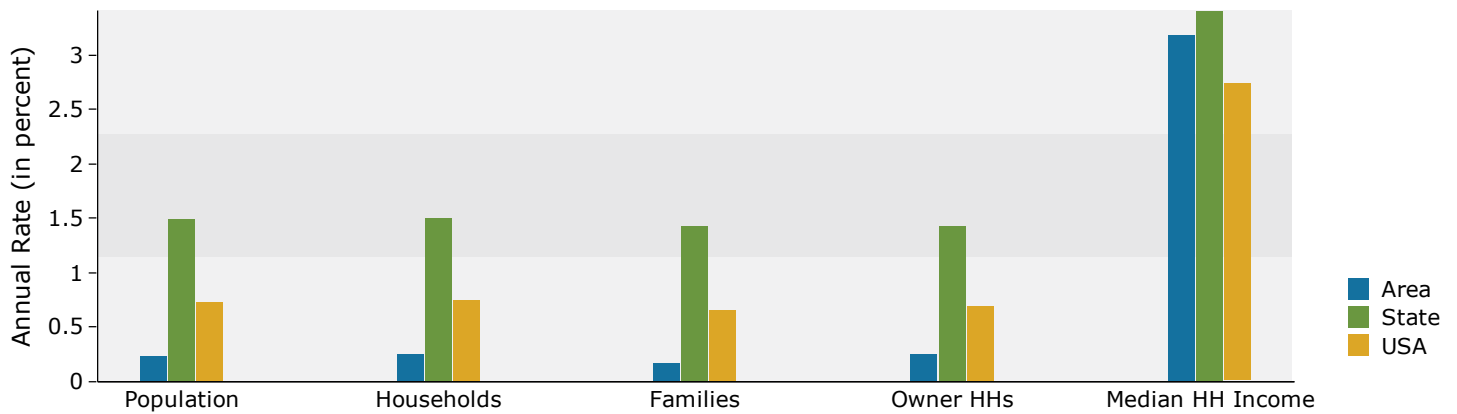
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,077	70.3%	5,129	70.4%	5,193	70.5%
Black Alone	1,842	25.5%	1,784	24.5%	1,714	23.3%
American Indian Alone	25	0.3%	25	0.3%	26	0.4%
Asian Alone	37	0.5%	43	0.6%	49	0.7%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	124	1.7%	161	2.2%	205	2.8%
Two or More Races	116	1.6%	144	2.0%	183	2.5%
Hispanic Origin (Any Race)	252	3.5%	323	4.4%	424	5.8%

Data Note: Income is expressed in current dollars.

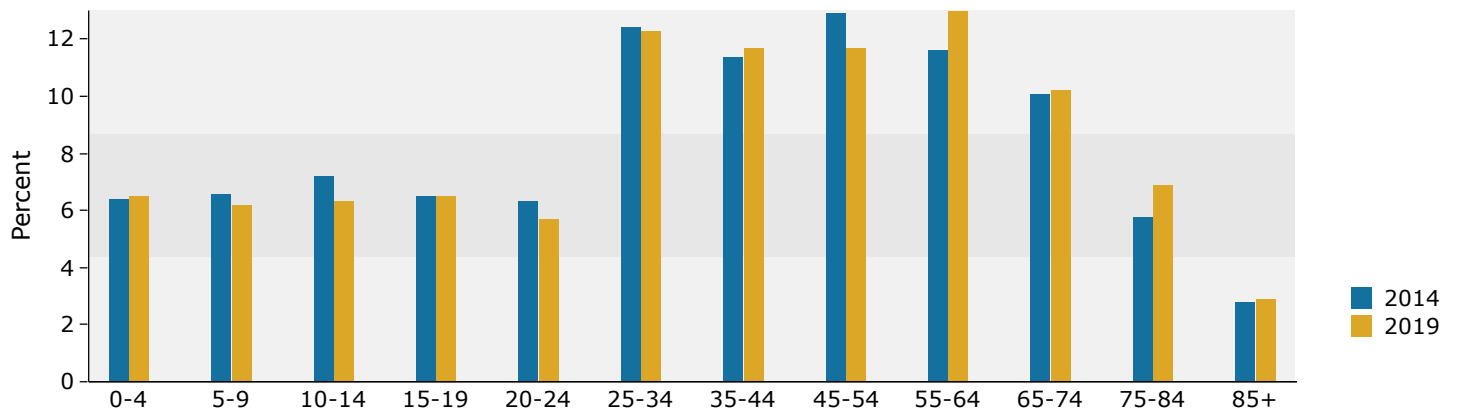
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 10, 2015

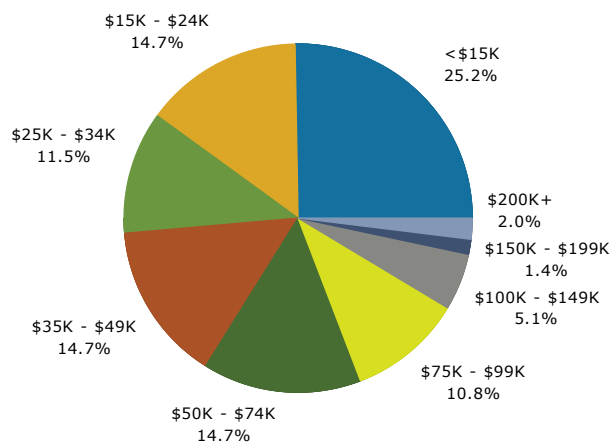
Trends 2014-2019



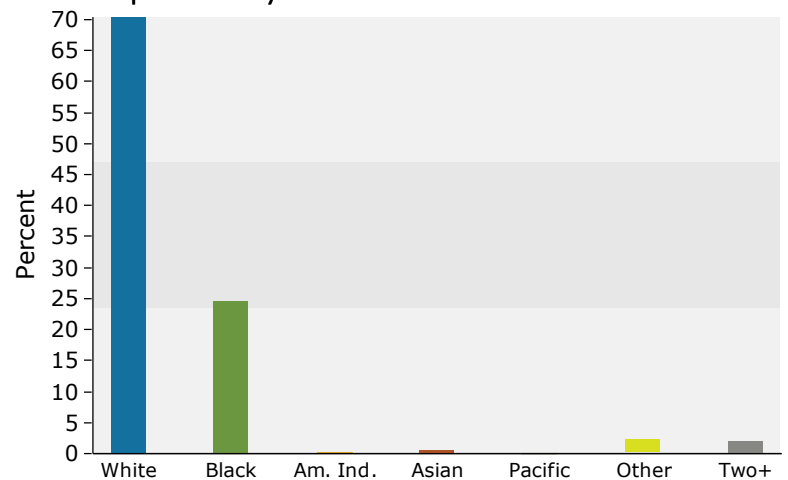
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 4.4%



Demographic and Income Profile

302 US 59, Queen City, Texas, 75572
Ring: 5 mile radius

Latitude: 33.14304
Longitude: -94.16029

Summary	Census 2010	2014	2019
Population	10,041	10,108	10,208
Households	4,069	4,115	4,163
Families	2,813	2,832	2,854
Average Household Size	2.43	2.42	2.42
Owner Occupied Housing Units	2,783	2,746	2,775
Renter Occupied Housing Units	1,286	1,369	1,388
Median Age	40.2	41.0	42.1
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.20%	1.49%	0.73%
Households	0.23%	1.51%	0.75%
Families	0.15%	1.44%	0.66%
Owner HHs	0.21%	1.44%	0.69%
Median Household Income	2.94%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	963	23.4%	915	22.0%
\$15,000 - \$24,999	577	14.0%	456	11.0%
\$25,000 - \$34,999	452	11.0%	389	9.3%
\$35,000 - \$49,999	631	15.3%	604	14.5%
\$50,000 - \$74,999	624	15.2%	734	17.6%
\$75,000 - \$99,999	508	12.3%	604	14.5%
\$100,000 - \$149,999	220	5.3%	288	6.9%
\$150,000 - \$199,999	64	1.6%	77	1.8%
\$200,000+	77	1.9%	95	2.3%

Median Household Income	\$36,136	\$41,763
Average Household Income	\$49,421	\$55,977
Per Capita Income	\$20,129	\$22,850

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	624	6.2%	604	6.0%	619	6.1%
5 - 9	710	7.1%	635	6.3%	604	5.9%
10 - 14	707	7.0%	697	6.9%	626	6.1%
15 - 19	689	6.9%	634	6.3%	636	6.2%
20 - 24	534	5.3%	606	6.0%	554	5.4%
25 - 34	1,155	11.5%	1,200	11.9%	1,212	11.9%
35 - 44	1,180	11.8%	1,158	11.5%	1,182	11.6%
45 - 54	1,413	14.1%	1,334	13.2%	1,230	12.1%
55 - 64	1,201	12.0%	1,283	12.7%	1,411	13.8%
65 - 74	998	9.9%	1,094	10.8%	1,140	11.2%
75 - 84	579	5.8%	602	6.0%	712	7.0%
85+	250	2.5%	262	2.6%	281	2.8%

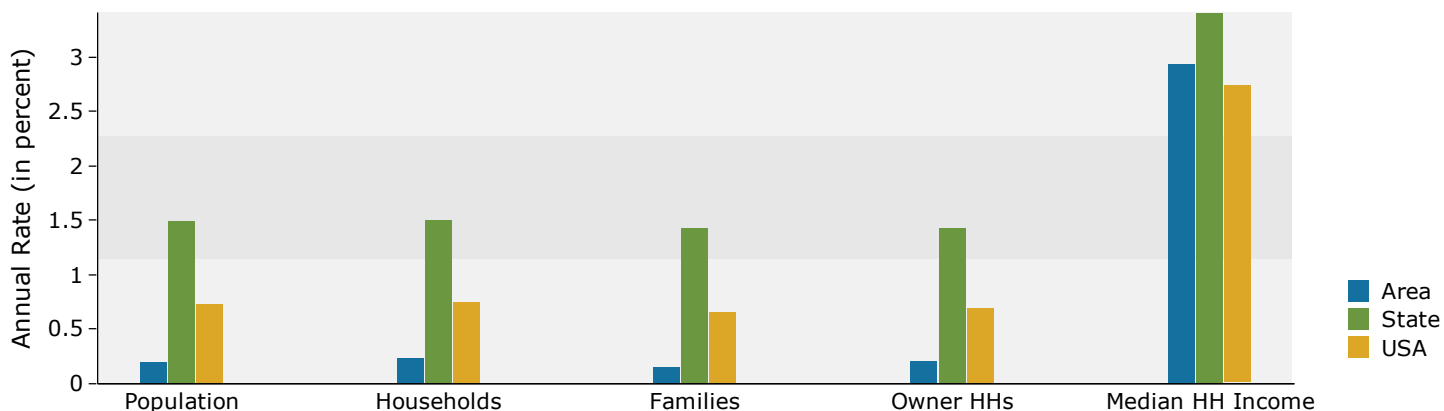
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,421	73.9%	7,470	73.9%	7,543	73.9%
Black Alone	2,236	22.3%	2,166	21.4%	2,081	20.4%
American Indian Alone	41	0.4%	43	0.4%	44	0.4%
Asian Alone	41	0.4%	48	0.5%	55	0.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	153	1.5%	199	2.0%	252	2.5%
Two or More Races	148	1.5%	183	1.8%	231	2.3%
Hispanic Origin (Any Race)	341	3.4%	434	4.3%	566	5.5%

Data Note: Income is expressed in current dollars.

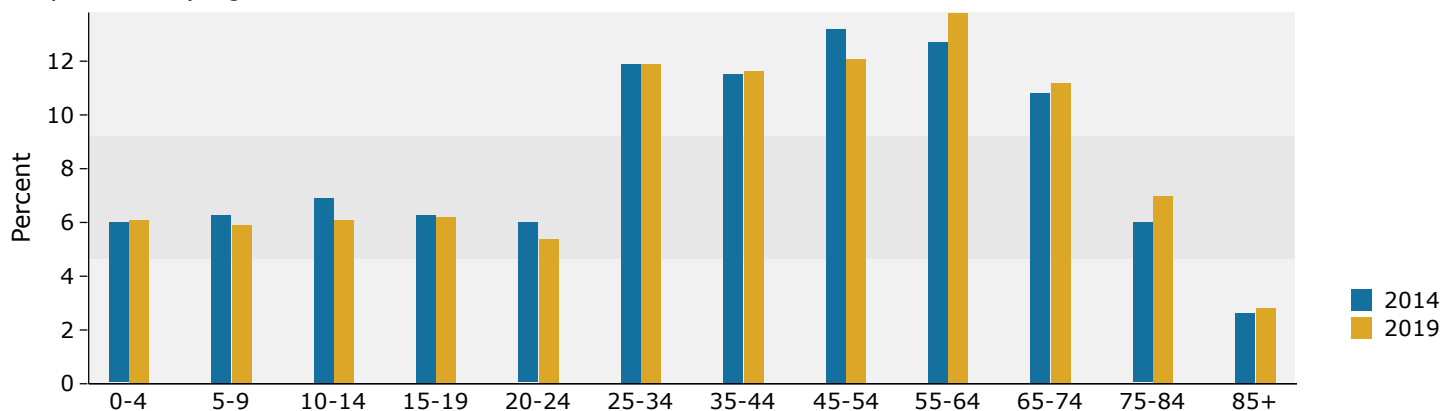
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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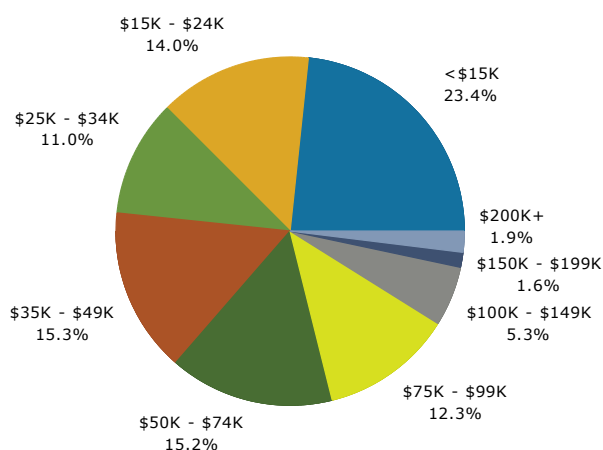
Trends 2014-2019



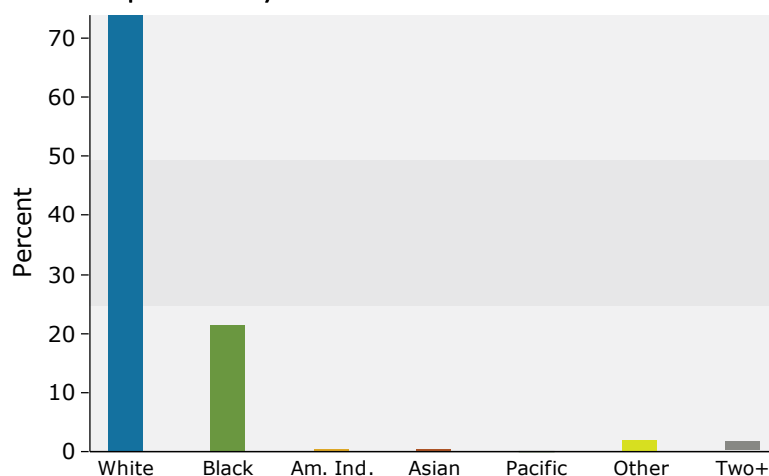
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 4.3%



Executive Summary

302 US 59, Queen City, Texas, 75572
Rings: 1, 3, 5 mile radii

Latitude: 33.14304
Longitude: -94.16029

	1 mile	3 miles	5 miles
Population			
2000 Population	1,589	7,348	10,093
2010 Population	1,505	7,222	10,041
2014 Population	1,531	7,286	10,108
2019 Population	1,558	7,371	10,208
2000-2010 Annual Rate	-0.54%	-0.17%	-0.05%
2010-2014 Annual Rate	0.40%	0.21%	0.16%
2014-2019 Annual Rate	0.35%	0.23%	0.20%
2014 Male Population	46.6%	47.0%	47.6%
2014 Female Population	53.3%	53.0%	52.4%
2014 Median Age	38.5	39.1	41.0

In the identified area, the current year population is 10,108. In 2010, the Census count in the area was 10,041. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 10,208 representing a change of 0.20% annually from 2014 to 2019. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	75.7%	70.4%	73.9%
2014 Black Alone	20.1%	24.5%	21.4%
2014 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2014 Asian Alone	0.3%	0.6%	0.5%
2014 Pacific Islander Alone	0.0%	0.0%	0.0%
2014 Other Race	1.8%	2.2%	2.0%
2014 Two or More Races	1.8%	2.0%	1.8%
2014 Hispanic Origin (Any Race)	3.4%	4.4%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.7 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	631	2,915	3,990
2010 Households	621	2,938	4,069
2014 Total Households	636	2,975	4,115
2019 Total Households	650	3,014	4,163
2000-2010 Annual Rate	-0.16%	0.08%	0.20%
2010-2014 Annual Rate	0.56%	0.29%	0.26%
2014-2019 Annual Rate	0.44%	0.26%	0.23%
2014 Average Household Size	2.40	2.41	2.42

The household count in this area has changed from 4,069 in 2010 to 4,115 in the current year, a change of 0.26% annually. The five-year projection of households is 4,163, a change of 0.23% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 2,832 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

April 10, 2015



Executive Summary

302 US 59, Queen City, Texas, 75572

Rings: 1, 3, 5 mile radii

Latitude: 33.14304
Longitude: -94.16029

	1 mile	3 miles	5 miles
Median Household Income			
2014 Median Household Income	\$36,014	\$33,497	\$36,136
2019 Median Household Income	\$43,273	\$39,191	\$41,763
2014-2019 Annual Rate	3.74%	3.19%	2.94%
Average Household Income			
2014 Average Household Income	\$52,632	\$47,449	\$49,421
2019 Average Household Income	\$60,408	\$54,088	\$55,977
2014-2019 Annual Rate	2.79%	2.65%	2.52%
Per Capita Income			
2014 Per Capita Income	\$21,794	\$19,394	\$20,129
2019 Per Capita Income	\$25,113	\$22,155	\$22,850
2014-2019 Annual Rate	2.88%	2.70%	2.57%

Current median household income is \$36,136 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$41,763 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$49,421 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$55,977 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$20,129 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$22,850 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	729	3,331	4,497
2000 Owner Occupied Housing Units	411	2,000	2,907
2000 Renter Occupied Housing Units	220	915	1,083
2000 Vacant Housing Units	98	416	507
2010 Total Housing Units	740	3,407	4,666
2010 Owner Occupied Housing Units	397	1,861	2,783
2010 Renter Occupied Housing Units	224	1,077	1,286
2010 Vacant Housing Units	119	469	597
2014 Total Housing Units	773	3,496	4,767
2014 Owner Occupied Housing Units	397	1,831	2,746
2014 Renter Occupied Housing Units	239	1,144	1,369
2014 Vacant Housing Units	137	521	652
2019 Total Housing Units	800	3,583	4,863
2019 Owner Occupied Housing Units	406	1,855	2,775
2019 Renter Occupied Housing Units	244	1,158	1,388
2019 Vacant Housing Units	150	569	700

Currently, 57.6% of the 4,767 housing units in the area are owner occupied; 28.7%, renter occupied; and 13.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 4,666 housing units in the area - 59.6% owner occupied, 27.6% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 0.96%. Median home value in the area is \$88,542, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 7.19% annually to \$125,309.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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